

CENTER FOR EQUITY

Task Force Meeting Progress Report Handout

February 25, 2020





9 PATHWAYS TO EQUITY

Center for Equity: Village Pathways & Intersections

A New Kind of One-Stop Shop





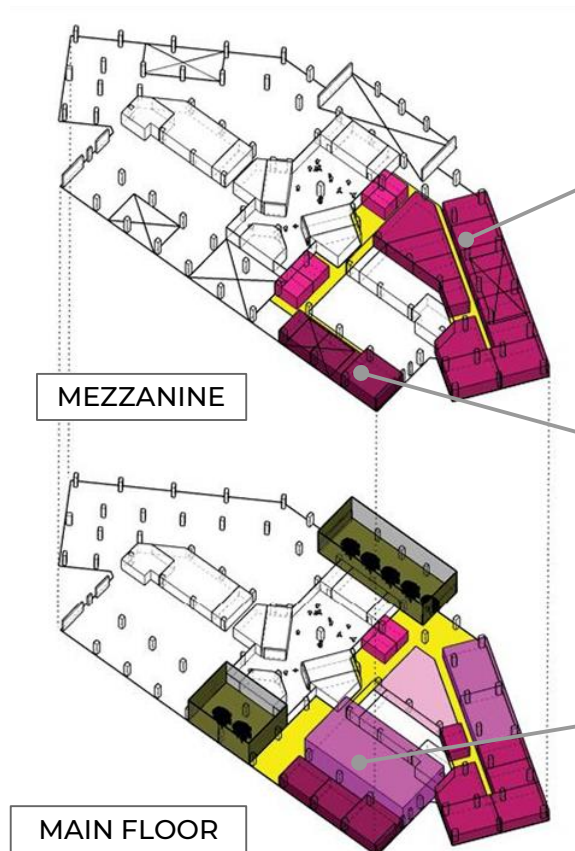
Pathway 1: Community Hub

Sample Components

- (6) Admin Offices / Staff Areas
- (19) Classrooms / Community Meeting Spaces / Labs
- (3) Dance / Yoga / Group Exercise Rooms
- (1) Large Multipurpose Event Space
- (3) Workout / Equipment Rooms
- (1) Library Resource Area

Financial Summary

Square Footage	26,937 SF
Tenant Improvement	\$127 / SF
Rental Income	\$2 – \$7 / SF
[To Come]	TBD
[To Come]	TBD





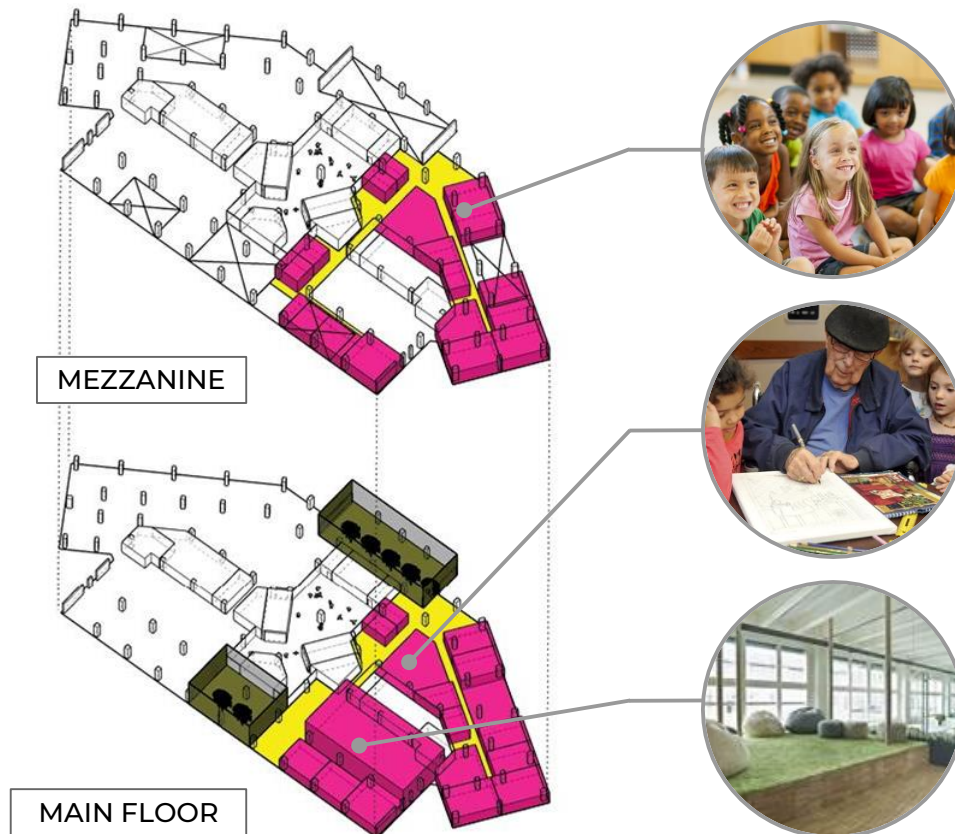
Pathway 1: Community Hub — Childcare

Sample Components

- (6) Staff & Parent Areas
- (12) Classrooms
- (1) Library Resource Area
- (2) Indoor Play Areas
- (1) Large Multipurpose Room
- (6) Multipurpose Rooms
- (6) Labs / Art Rooms
- (2) Food Prep Areas
- (2) Outdoor Play Areas

Financial Summary

Square Footage	26,937 SF
Tenant Improvement	TBD
Rental Income	TBD





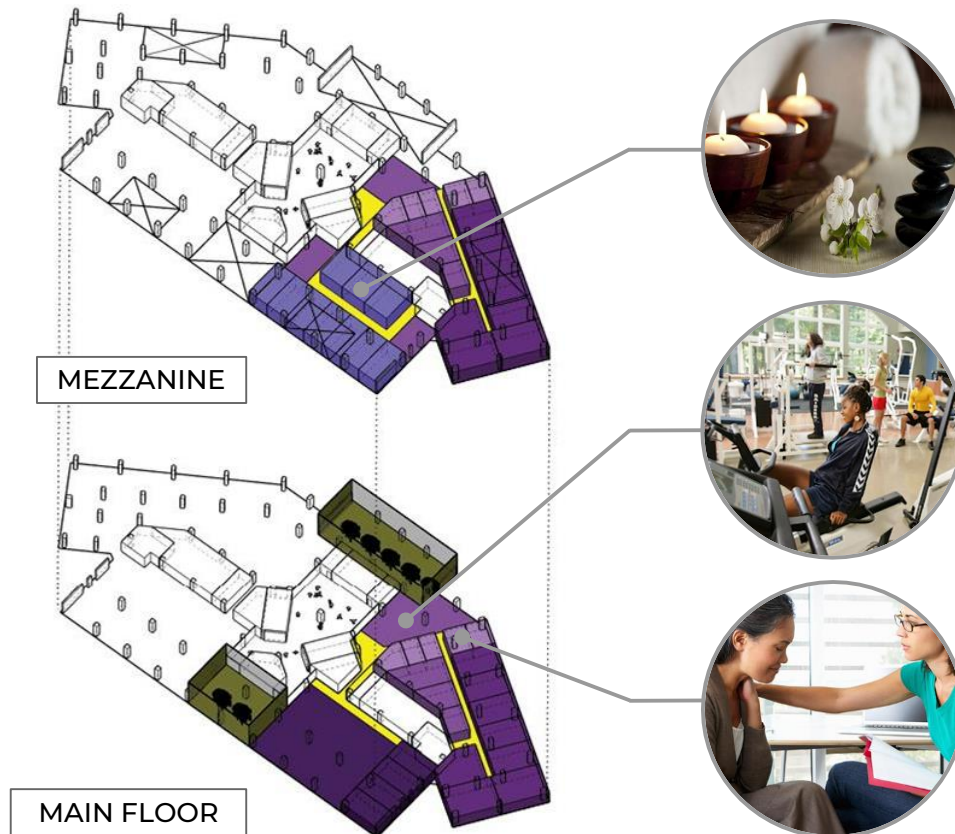
Pathway 2: Healthy Mind & Body

Sample Components

- (10) Social Service Offices
- (16) Clinics and Treatment Rooms
- (10) Holistic Service Offices / Spa Areas
- (4) Fitness Rooms
- (1) Open Fitness Area

Financial Summary

Square Footage	26,937 SF
Tenant Improvement	TBD
Rental Income	TBD





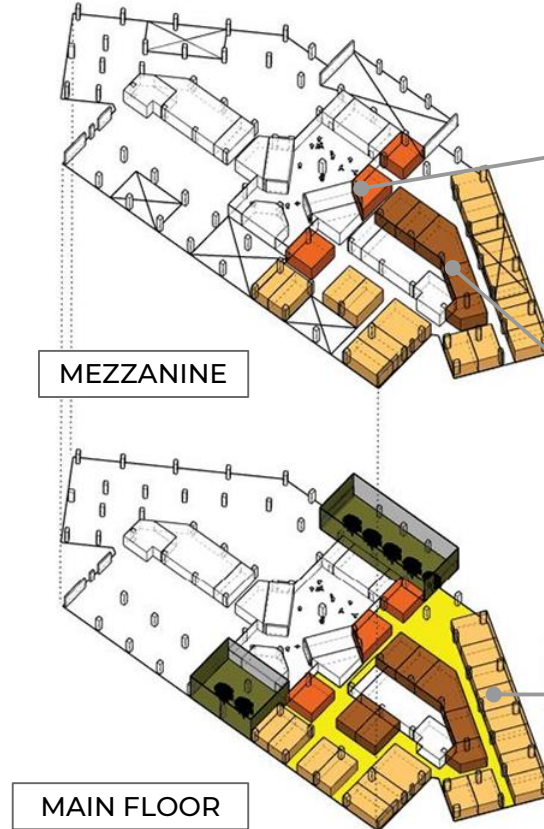
Pathway 3: Home & Hospitality

Sample Components

- (6) Residential Amenity Spaces
- (10) Counseling Rooms & Offices
- (30) Supportive Housing Units [Studio Units]
- (4) Supportive Housing Units [1-Bedroom Units]

Financial Summary

Square Footage	26,937 SF
Tenant Improvement	TBD
Rental Income	TBD





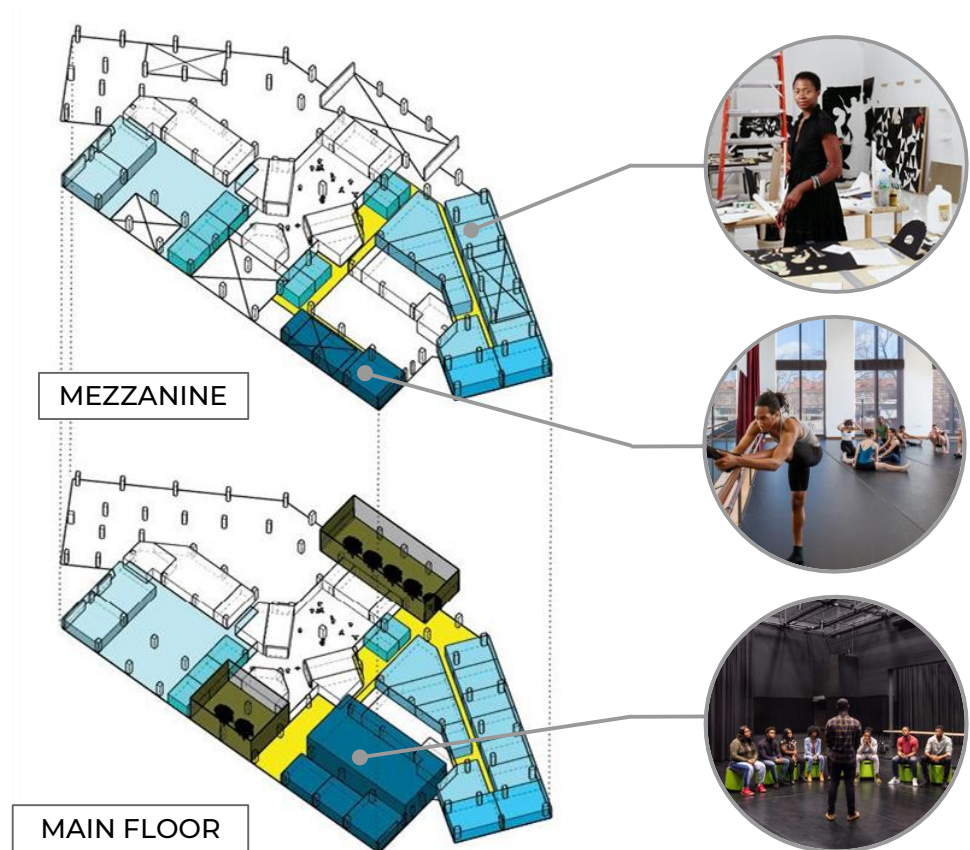
Pathway 6: Embedded Arts & Culture

Sample Components

- (4) Offices
- (22) Artist Studios / Production Labs
- (6) Rehearsal / Practice Rooms
- (4) Classrooms / Flexible Meeting Spaces
- (1) Black Box Theater
- (1) Common Area / Lounge
- (1) Exhibit Space / Gallery
- (1) Labs / Workshops

Financial Summary

Square Footage	37,417 SF
Tenant Improvement	TBD
Rental Income	TBD





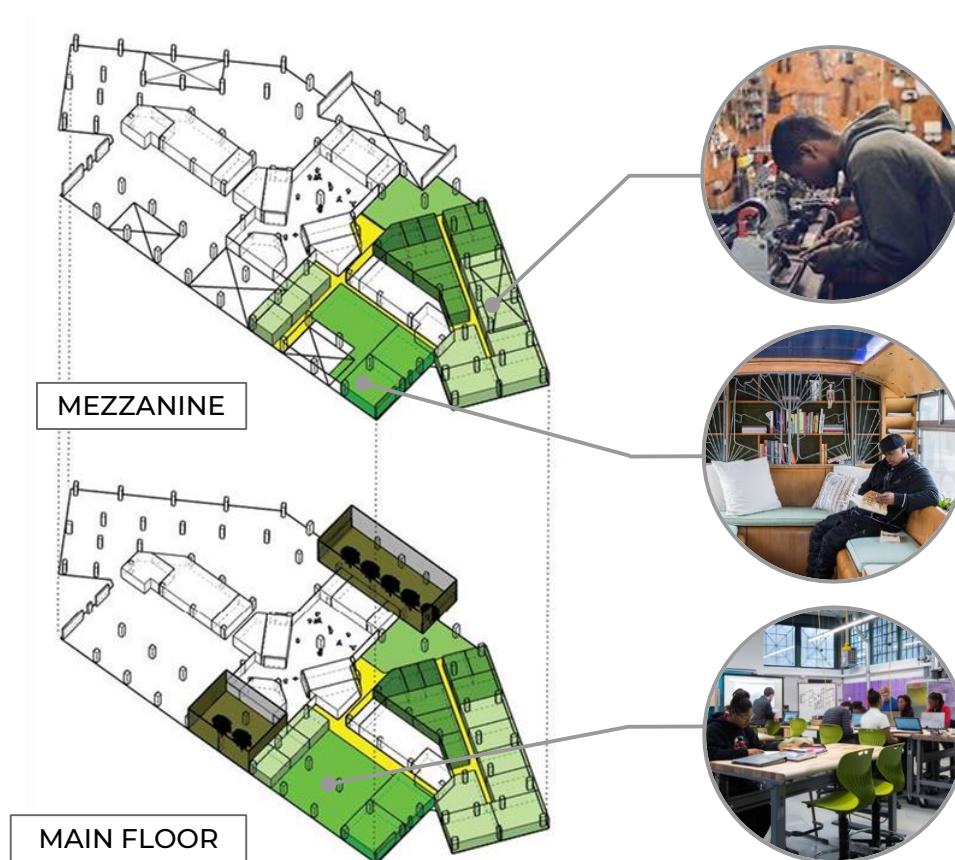
Pathway 4: Knowledge Building

Sample Components

- (6) Offices
- (14) Classrooms
- (12) Breakout Spaces / Multipurpose Meeting Rooms
- (4) Enclosed Labs / Workshop Spaces
- (2) Shared Maker Spaces / Work Areas
- (2) Library / Resource Areas

Financial Summary

Square Footage	26,937 SF
Tenant Improvement	TBD
Rental Income	TBD





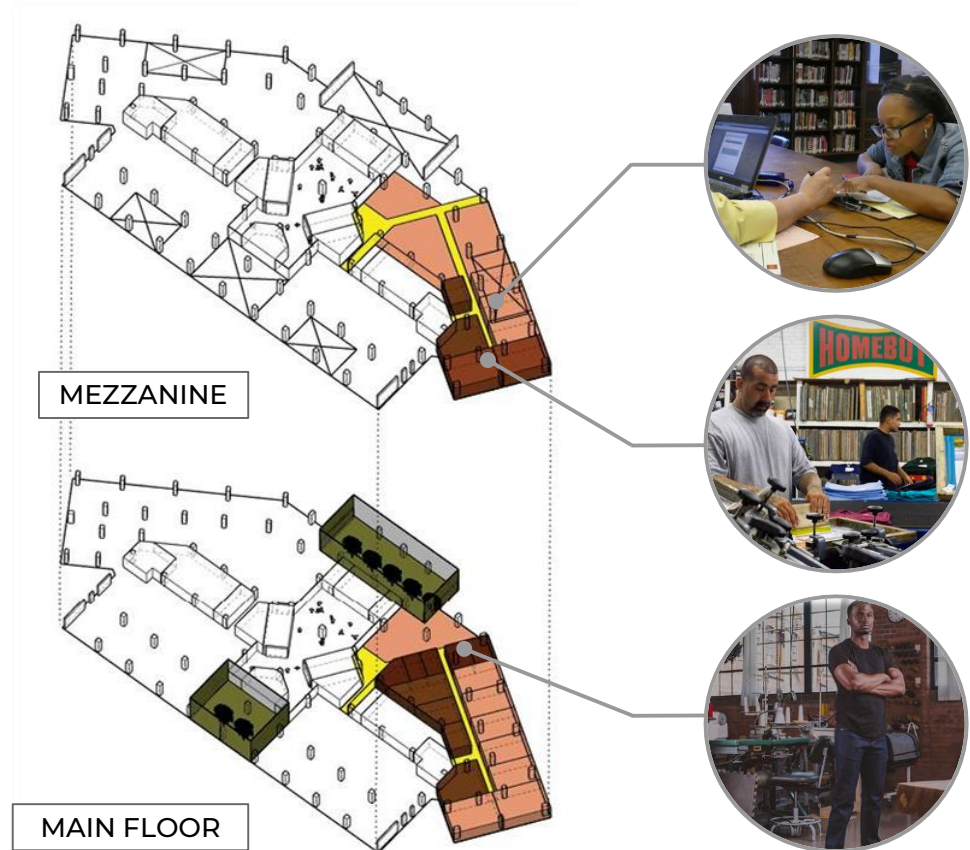
Pathway 5: Financial Freedom

Sample Components

- (2) Coworking Areas
- (10) Private Offices
- (2) Classrooms
- (6) Breakout / Meeting Spaces
- (5) Social Service Support Offices

Financial Summary

Square Footage	16457 SF
Tenant Improvement	TBD
Rental Income	TBD





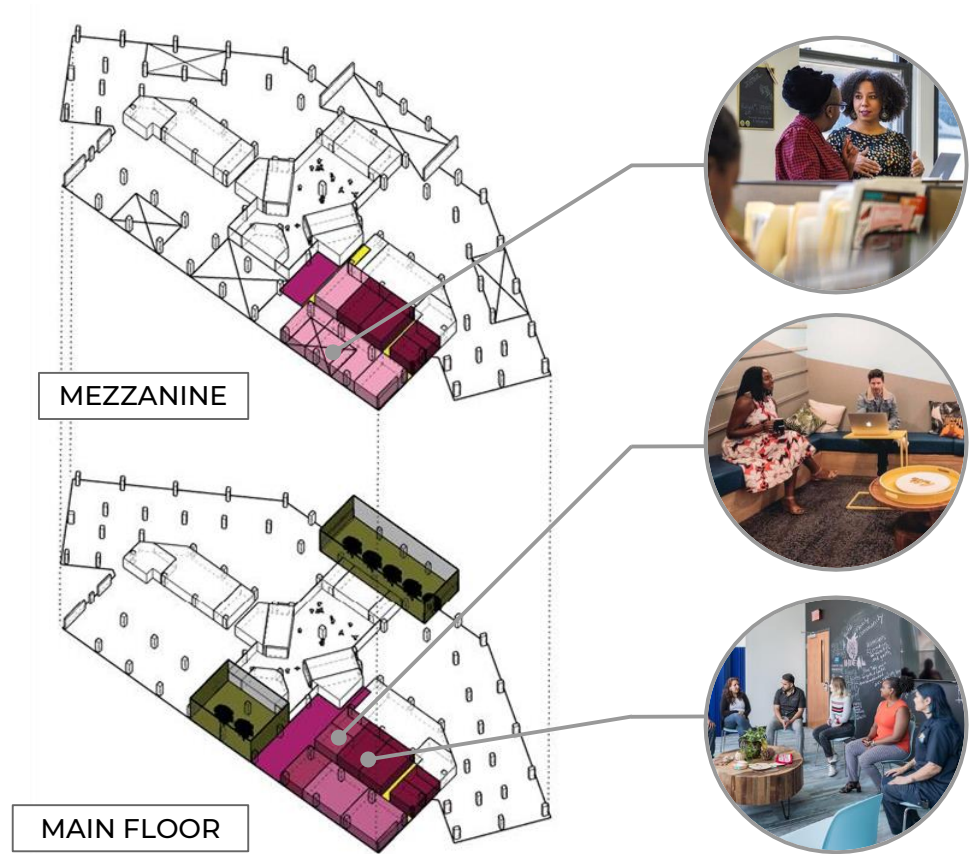
Pathway 7: Access to Justice

Sample Components

- (8) Private Meeting Spaces
- (5) Legal Services / Gov't / Non-Profit Offices
- (3) Pre-Arrest Diversion Offices / Spaces
- (2) Restorative Justice Meeting Spaces
- (1) Waiting Area / Resource Library

Financial Summary

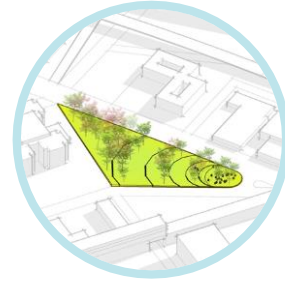
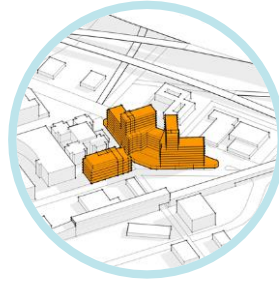
Square Footage	10,480 SF
Tenant Improvement	TBD
Rental Income	TBD





4 DEVELOPMENT OPTIONS

Development Strategies



#1 Equity Podium

- Limit construction cost
- Reduced development period
- Strategic demolition
- Facade replacement
- Split tenancy - Center for Equity and non-center tenants
- Attract non-center tenants with complementary uses
- Positive cash flow from non-center area is used to finance development of the Center.
- Preserve option to expand Center in a second phase
- Tenant fit-out costs = \$77 - 177 / SF

#2 Downtown Anchor

- Incorporation of all desired programmatic uses
- Catalytic project for South Downtown
- The change of use carries complexity. Increased contingencies (time and money)
- Anticipated development costs and uses create a financing gap
- Creative financing structures can cover some development costs
- A bold project vision can attract additional resources (strategic partnerships, philanthropy)
- Tenant fit-out costs = \$77 - 177 / SF

#3 Center for Equity Campus

- Demolition of the existing structure
- Incorporation of all desired programmatic uses
- Fresh start reduces construction complexity, development contingencies, and architectural compromises
- Significant opportunities for public-private partnerships, multi-phased development, and innovative ownership structures
- Relies heavily on the strength of financial/transactional deal-making
- Tenant fit-out costs = \$77 - 177 / SF

#4 Distributed Equity

- ACDC is demolished and site is developed as a park, memorial, urban farm or seed bank
- Service model pivot. A decentralized network of smaller Centers of Equity replaces the concept of single center.
- Site selections could be based upon which communities were most impacted by ACDC and would most benefit from accessible resources.
- Smaller, neighborhood-oriented Centers improve ability to execute by reducing the execution risks associated with large-scale projects, while offering greater flexibility to customize by neighborhood
- Through the development of the modules, a small format Center for Equity is estimated to be 75-100K SF or 20% of the size of the current ACDC
- Depending on desired site locations, additional Centers could be new construction or repurposed buildings
- The current ACDC site could pilot the small format Center for Equity with new construction

QUESTIONS

1. Of the four development strategies presented, which one **resonates most with you** in regard to its overall response to the Mayor's resolution to transform the Atlanta City Detention into a Center for Equity?
2. How does your chosen development strategy **respond to the most impacted communities** of the former Atlanta City Detention Center?
3. In what ways **do you see yourself and your community contributing** to continue informing and advancing this process and the chosen development strategy towards the Center of Equity that will be built?